

11. Re: Rezoning Reference #24/73  
Burnaby Winter Club  
D.L. 79, Lot 27, Plan 31328  
From Small Holdings District (A2) to  
Comprehensive Development District (CD)

Following is a report from the Director of Planning regarding the subject rezoning application.

RECOMMENDATION:

THAT the Director of Planning's recommendation be adopted.

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PLANNING DEPARTMENT

JUNE 1, 1973

OUR FILE: RZ 24/73

RE: REZONING REFERENCE #24/73  
D.L. 79, LOT 27, PLAN 31328  
FROM SMALL HOLDINGS DISTRICT (A2)  
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Background

On May 22 the Planning Department submitted its initial report (attached) on the captioned rezoning application to allow an expansion of the facilities of the Burnaby Winter Club. At that time, it was felt that not enough information had been received to prepare a complete report and recommendation on the specific proposal, and the Council adopted a recommendation to table for a two week period in order to meet with the applicants and obtain more particulars.

Applicant's Intentions

Representatives of the Club have informed that the development plans for the property involve the following:

Phase I - Addition of a new, N.H.L. - sized ice hockey surface to the south of the existing building, incorporating the necessary related support facilities such as dressing rooms, washrooms, and service areas, and a limited spectator gallery, with space for approximately 200 persons.

Phase II - Completion of the project by the addition of new "front end" facilities on two or three levels at the west end of the building addition anticipated in Phase I. This addition would include additional office space, lounge area and similar facilities for club members.

It is understood that the facilities, primarily for hockey and figure skating, would be provided for the use of registered club members and their guests, but not available to the general public as such.

The applicant's representatives indicate that it is their desire to construct these facilities using a pre-engineered steel building, and have submitted a preliminary site sketch showing their proposed parking layout. This sketch shows many areas of major conflict with Bylaw requirements and area development goals, and it is apparent that certain basic site planning criteria relevant to this most strategic location will have to be observed in creating a suitable plan of development for the property.

#### Area Development Criteria

Over the years, development standards and use criteria have been established for the Central Assembly Area in an effort to achieve a high standard of design and compatible uses in a park-like setting related to the lakes, recreational areas, and the Municipal complex. These criteria have formed the basis for rezoning considerations in the area to date, and it is most important that the site under discussion reflect the objectives in terms of siting, coverage, landscape development concept, building design and materials, and similar matters. As Council will appreciate, the property enjoys a high degree of visibility from Canada Way, Kensington, and the Trans-Canada Highway. As a consequence of this visual prominence and the highly strategic position of the property at the easterly "gateway" to the Central development area, special care and attention should be given to siting, design, and the other matters mentioned, from the very earliest planning stages of the project.

To this end, the Department would be prepared to work with the applicant toward the development of a plan which can be recommended as suitable for the situation. In general terms, a suitable plan should be one which:

- a) provides adequate setbacks from the adjacent arterials,
- b) preserves a sense of open space in a park-like setting with maximum preservation of good tree growth where it exists,
- c) provides a good standard of landscaping and screening to the necessary parking areas,
- d) involves an architectural solution to building design that integrates and upgrades the existing building into a complex of a quality complementary to that expected of other developments existing and proposed for the area. The geometry of the site is a serious limiting factor for a major building volume such as an ice rink, and this will have to be taken into account in basic site planning.

It is apparent that the rather high parking load associated with the proposed expanded use will require a special treatment such as partial decking, and the vehicular access to Canada Way may require improvement at this time. It has been suggested that the Club obtain the services of an architect at this time to assist in the preparation of a suitable design.

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MANAGER'S REPORT NO. 43

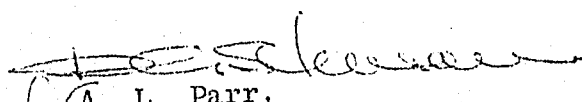
COUNCIL MEETING June 11/73

In summary, the Department considers the proposed land use to be acceptable in the area, but notes that the successful accommodation of expanded Winter Club facilities will be dependent on a carefully prepared plan of development consistent with area goals and in a harmonious relationship to its site.

Recommendation

THAT the application be favourably considered as to land use, and that the Planning Department be authorized to work with the applicant's architect, toward a plan which creates a high quality standard of development and reflects the concerns expressed above, with detailed prerequisites to be specified prior to request for a Public Hearing.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING

*ALP*  
IGS/mp

c.c. Municipal Clerk

Attachments

THE CORPORATION OF THE DISTRICT OF BURNABY

ITEM 11

MANAGER'S REPORT NO. 43

COUNCIL MEETING June 11/73

PLANNING DEPARTMENT

REZONING REFERENCE #24/73

MAY 28, 1973

ITEM #10

SUBJECT:

Application for the Rezoning of:

D.L. 79, Lot 27, Plan 31328

From Small Holdings District (A2)  
To Administration and Assembly District (P2)

ADDRESS:

4990 Canada Way

LOCATION:

The site is located north of Canada Way and west of the Sperling/Canada Way intersection.

SIZE:

The tract, triangular in shape, has a frontage of 463.7 feet on Canada Way and an approximate area of 117,000 square feet.

MUNICIPAL SERVICES:

The Municipal Services required are presently being determined by the Engineering Department.

APPLICANT'S INTENTIONS:

The applicant requests rezoning in order to make the existing site conforming with respect to the Zoning Bylaw therefore permitting an extension of the existing building.

SITE OBSERVATIONS:

The site is presently occupied by the Burnaby Winter Club. The 401 Highway bounds the site on the east and the Burnaby Y.M.C.A. occupies the property to the northwest. Immediately north the land is vacant and across Roberts Street are located single family homes.

GENERAL OBSERVATIONS:

The tract is located in an area which Council has designated as a public administration and assembly area. The general concept for this area includes the establishment of a Civic Centre between Canada Way and Deer Lake and administrative, institutional, recreational and professional activities in the area between Canada Way, Spratt Street and the freeway.

The site is presently non-conforming. The applicant wishes rezoning which will then permit an extension of the existing club. The present use of this site, although not as intensive as envisaged for the Civic Centre, is compatible with the concepts for the area. Further development of this site should relate to the planning concepts, both in use and site development, for this area.

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COUNCIL MEETING June 11/73

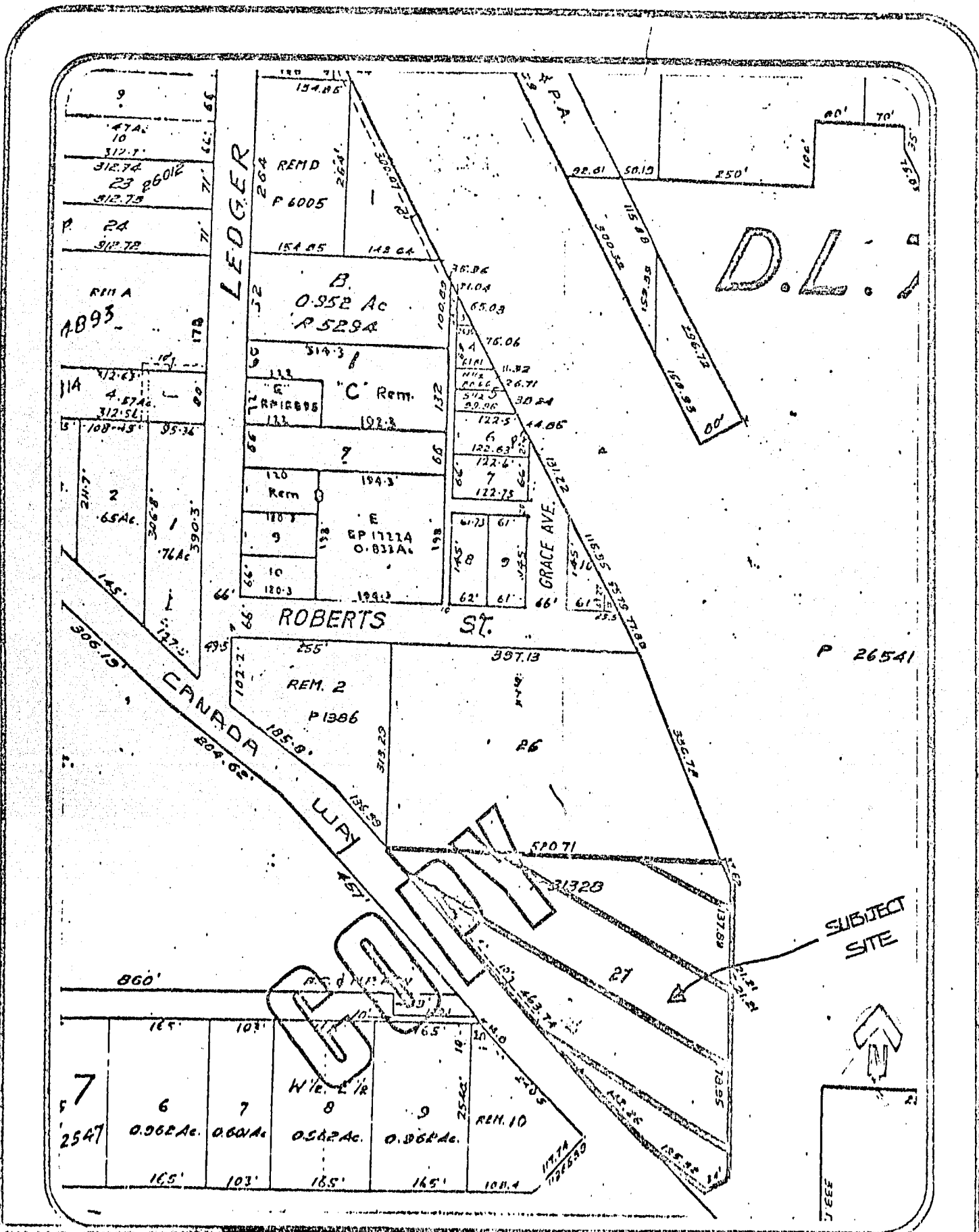
This site plays a key role in the termination of the Central Administrative Area. Due to its prominent location and visibility from major access routes, this property is considered to be one of great strategic importance. As no particulars on the proposed expansion have been furnished by the applicant, it would be premature to request Council's approval. Under the circumstances, there is some indication that any rezoning of the property should take place under a suitable plan of development on the basis of Comprehensive Development (CD) zoning.

RECOMMENDATION: The Department would recommend that this rezoning application be tabled for a period of two weeks. A more detailed report will be submitted to Council once more information has been received from the applicant.

*JH*  
JH:ea

COPY

ITEM 11  
 MANAGER'S REPORT NO. 43  
 COUNCIL MEETING June 11/73



SCALE 1:200  
 DRAWN JH  
 DATE May 73

REZONING REFERENCE 24/73

MUNICIPAL PLANNING DEPARTMENT

ITEM 11

MANAGER'S REPORT NO. 43

COUNCIL MEETING June 11/73

*Pl Dir*

4990 Canada Way,  
Burnaby 2, B. C.

April 19, 1973

Mr. J. H. Shaw,  
Municipal Clerk,  
Corporation of Burnaby,  
4949 Canada Way,  
Burnaby, B. C.

Dear Sir:

Re: Application for Rezoning:-  
Lot 27, DL 79, Pl 31328

The Burnaby Winter Club wishes to make application for the rezoning of the above property, on which the Club is located, from "A-2" to "P-2" zoning.

Reasons for this application are that:-

1. The Club is planning additions to the premises which would necessitate rezoning
2. The Corporation has previously requested that the Club apply for rezoning.

Please find enclosed the appropriate application papers plus a cheque for \$117.00 - the fee quoted us for effecting the above change.

Yours very truly,

Ralph A. Zintel,  
Agent, Burnaby Winter Club

RAZ/aoo  
Encl.-3

APR 26 1973